



NOTICE OF PUBLIC HEARING

APPLICATION TO PLANNING AND ZONING COMMISSION #20-012: A CONDITIONAL USE PERMIT FOR VANTAGE CREDIT UNION WITH DRIVE-THROUGH FACILITIES AT 611 N. LINDBERGH BOULEVARD

FOR THE MEETING OF: Monday, May 18, 2020, at 6:30 PM.

LOCATION: 611 N. Lindbergh Boulevard, zoned District

REQUEST: Yosef Howley, of CEDC, on behalf of Vantage Credit Union, has submitted an application for conditional use permit for a new credit union facility with drive-through banking at 611 N. Lindbergh Blvd, Creve Coeur, MO 63141. The request will allow for a new building with three drive-through lanes. The subject property is zoned GC-General Commercial District, where Credit Unions (NAICS 522130) and All Drive-in and Drive-Through Services (excluding Food Services) (NAICS CC442100) are permitted with conditions for review by the Planning and Zoning Commission and final approval by the City Council.

ADDITIONAL INFORMATION: The Planning and Zoning Commission is scheduled to review and make a recommendation to City Council on the proposal on Monday, May 18, 2020. Meetings are held at 6:30 P.M., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Additional information regarding the proposal is available at the Government Center, Planning Division offices or on the City's website at www.crevecoeurmo.gov/447/Current-Planning-Projects.

Due to the pandemic emergency, Planning and Zoning Commission and City Council meetings will be held virtually until further notice. Online meetings are hosted through a remote conferencing service called Zoom, which offers audio and/or video conferencing. For the most up-to-date meeting information procedures, and how to participate, please refer to the City's website at www.crevecoeurmo.gov. We encourage you to attend remotely if you have any questions or wish to make a statement. In addition, you can submit written or e-mail comments in advance of the meeting. For information about this proposal or to verify the meeting schedule, or for updated meeting procedures, please visit the City's website. You may also call (314) 872-2501 or e-mail wkelly@crevecoeurmo.gov.

APPLICANT: John Hopkins
Vantage Credit Union
4020 Fee Fee Road
Bridgeton, MO 63044

APPLICANT'S REPRESENTATIVE: Yosef Howley
CEDC
10820 Sunset Office Drive, Suite 200
St. Louis, MO 63127

Key Issues:

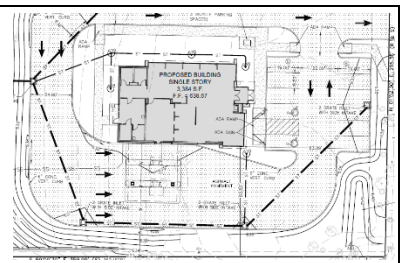
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Does the request meet the requirements for a Conditional Use Permit?

Comprehensive Plan References

- Lindbergh Boulevard

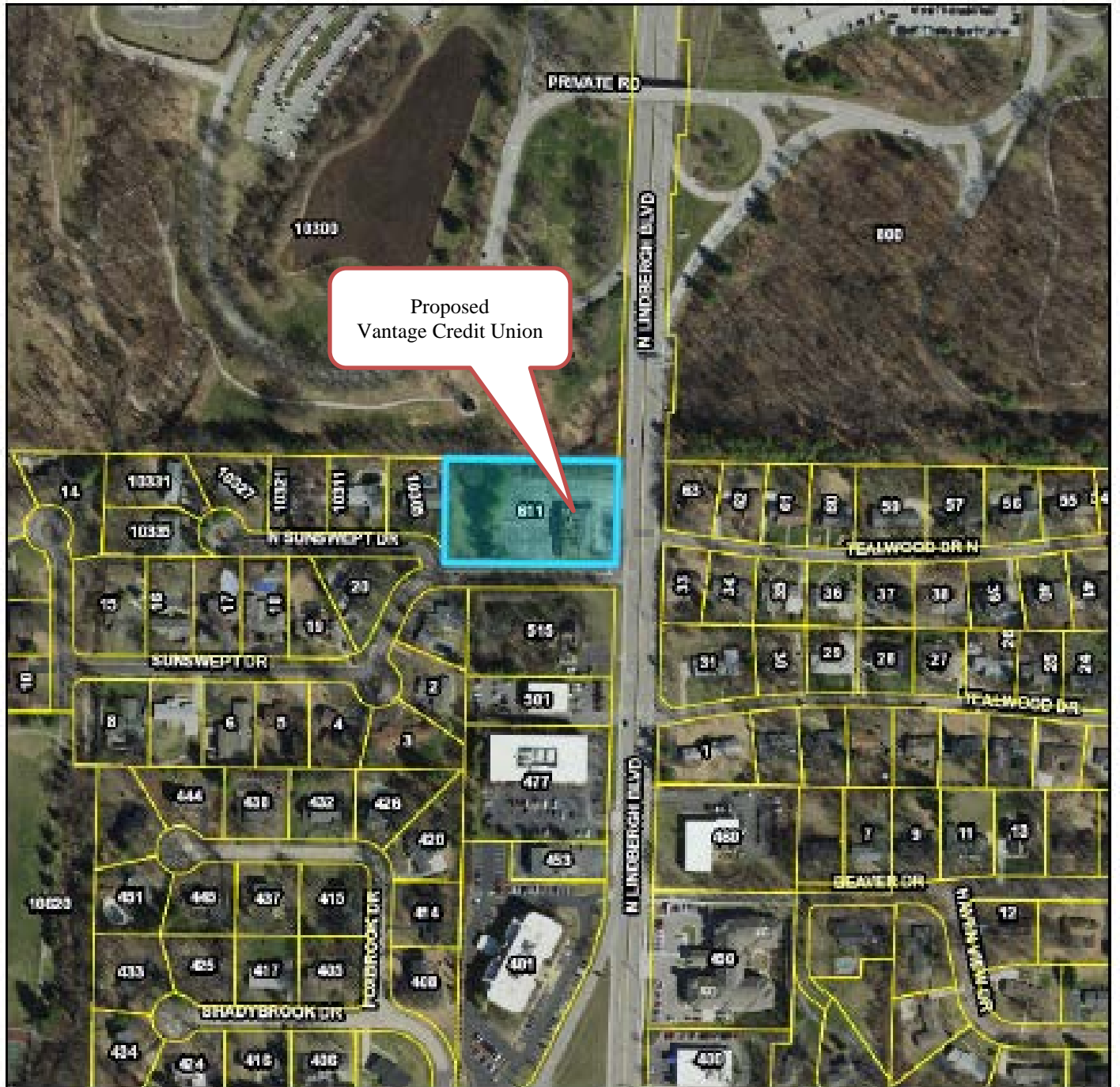
Zoning Code References

- Section 405.360: GC-General Commercial Business District
- Section 405.470: Conditional Uses
- Section 405.680: Lighting
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.



STAFF CONTACT: Whitney Kelly, AICP, City Planner
CC: Heather Silverman and Alexis Travers, Ward I

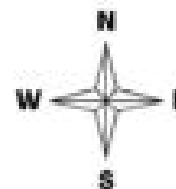
AERIAL PHOTO



City Limits

Parcels

April 23, 2020



Prepared By

HORNER SHAFER

611 N. Lindbergh Blvd., Creve Coeur, MO 63141.

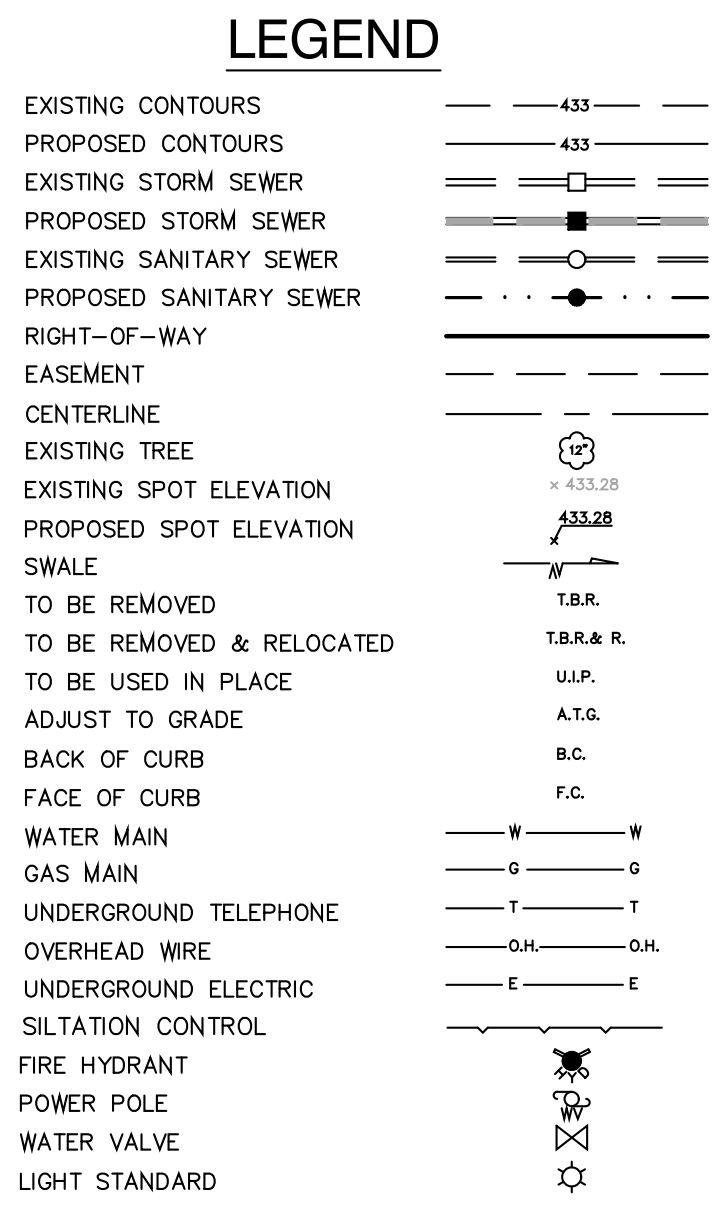
PROJECT DESCRIPTION AND RATIONALE FOR CONDITINAL USE PERMIT

The proposed project involves the construction of a financial institution building to serve as a branch for Vantage Credit Union. The proposed building is single-story, 3,384 s.f. in floor area, and includes three (3) drive-thru lanes for PTM and teller service. The drive thru-lanes are proposed to be located on the south side of a building under an overhead canopy, attached to the building.

The site improvements include a landscaped berm in the southeast corner of the parcel, that will help to shield Lindbergh Blvd from headlights as cars utilize the drive-thru lanes. The berm provides visual protection for northbound and southbound vehicles, as well as vehicles entering or exiting the Sunswept neighborhood via the intersection of Lindbergh Boulevard and Sunswept Drive. New sidewalks will be added along Sunswept Drive and Lindbergh Boulevard.

The proposed site improvements will result in a lower amount of impervious surfacing than the previous restaurant site. The existing impervious percentage is 53% while the proposed impervious percentage is 34%. Proposed site improvements include a water quality infiltration basin, to be located to the west of the proposed building.

Landscape measures are proposed to meet Creve Coeur standards and provide adequate screening for adjacent properties. Existing trees located in the street right of ways and in the western portion of the site are proposed to remain where possible.



NOTES OF INTEREST

NO EASEMENT PROVIDED FOR CONCRETE SWALE HIGHWAY DRAINAGE, AS SHOWN ON SURVEY.
OVERHEAD ELECTRIC LINE, POWERPOLE AND GUY WIRE IS LOCATED OUTSIDE EASEMENT, AS SHOWN ON SURVEY.
SUBJECT'S LANDSCAPE AREA EXTENDS INTO PRIVATE DRIVE, AS SHOWN ON SURVEY.
SUBJECT'S SIDEWALK EXTENDS INTO PRIVATE DRIVE, POSSIBLE CROSS ACCESS EASEMENT, AS SHOWN ON SURVEY.
SUBJECT'S LANDSCAPE AREA EXTENDS INTO PRIVATE DRIVE, AS SHOWN ON SURVEY.

10'W WATER EASEMENT RECORDED IN DEED BOOK 3674, PAGE 279 IS NOT LISTED IN TITLE COMMITMENT, AS SHOWN ON SURVEY

SCHEDULE "B" TITLE EXCEPTION NOTES

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, SELECT TITLE GROUP, LLC COMMITMENT NO. 516-2019-09-2431-500, DATED AUGUST 20, 2019 AT 8:01 A.M.

ITEMS NOT LISTED BELOW ARE STANDARD EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

10. EASEMENT GRANTED TO UNION ELECTRIC, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 5789 AT PAGE 149 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY), BOOK 4109 PAGE 69 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY), BOOK 4109 PAGE 70 (DOES NOT BENEFIT SUBJECT PROPERTY, NOT SHOWN ON SURVEY), BOOK 4044 PAGE 364 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY) AND BOOK 4044 PAGE 365 (DOES NOT BENEFIT SUBJECT PROPERTY, NOT SHOWN ON SURVEY), IN THE LAND RECORDS OF ST. LOUIS COUNTY, MISSOURI.

11. EASEMENT GRANTED TO METROPOLITAN ST. LOUIS SEWER DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 3621 AT PAGE 403 (BENEFITED PARENT TRACT, NOT SHOWN ON SURVEY), BOOK 4795 PAGE 563 AND 564 (DOES NOT BENEFIT SUBJECT PROPERTY, NOT SHOWN ON SURVEY) AND BOOK 5822 PAGE 354 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY), IN THE LAND RECORDS OF ST. LOUIS COUNTY, MISSOURI.

12. TERMS AND PROVISIONS OF EASEMENT TO USE AND EXTEND SUNSWEPT DRIVE, RECORDED 06/03/57, IN BOOK 3759 AT PAGE 505 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY), IN THE LAND RECORDS OF ST. LOUIS COUNTY, MISSOURI.

LAND DESCRIPTION

(FROM TITLE COMMITMENT)

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN ST. LOUIS COUNTY, MISSOURI, FRONTING 215.36 FEET ON THE WEST LINE OF LINDBERGH BOULEVARD, BY A DEPTH WESTWARDLY BETWEEN PARALLEL LINES OF 360.15 FEET TO THE EAST LINE OF LOT 1 OF SUNSWEPT PLAT 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 4 OF THE ST. LOUIS COUNTY RECORDS, BOUNDED NORTH BY PROPERTY NOW OR FORMERLY OF MONSANTO CHEMICAL CO., SOUTH BY THE NORTH LINE OF SUNSWEPT DRIVE 50 FEET WIDE.

SITE BENCHMARK

M.S.D. BENCHMARK 13-15 ELEV: 643.80' - "1" ON TOP OF NORTHEAST CORNER OF LOW BRICK WALL; 8' EAST OF SOUTH PILASTER OF ORNAMENTAL ENTRANCE TO SUNSWEPT SUBDIVISION ALONG LINDBERGH BOULEVARD.

NORTH SUNSWEPT DRIVE (PRIVATE) (50'W)

ZONING NOTES

ZONED: "GC" GENERAL COMMERCIAL DISTRICT
FRONT SETBACK - 10' UNLESS PARKING IN FRONT OF BUILDING, THEN 50'
SIDE SETBACK - 12'
REAR SETBACK - 20'
BUFFER YARD - 20' WHERE PROPERTY ADJOINS SINGLE FAMILY RESIDENTIAL DISTRICT

EXISTING SITE CONDITIONS MAY FALL WITHIN PERMITTED USES AS LISTED IN THE CITY OF CREVE COEUR ZONING REGULATIONS. ZONING REGULATIONS ARE SUBJECT TO CHANGE, INTERPRETATION AND EXCEPTION, FOR FURTHER INFORMATION CONTACT THE CITY OF CREVE COEUR ZONING PLANNING AND ZONING DEPARTMENT AT (314) 432-6000.

ZONING INFORMATION HAS BEEN COLLECTED BY THE LAND SURVEYOR AND CONSIDERED TO BE ACCURATE, HOWEVER THIS SHOULD BE VERIFIED BY THE CLIENT. SEE ITEM 6A UNDER TABLE A.

FLOOD ZONE NOTES

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0192K AND COMMUNITY NUMBER 290344 (CITY OF CREVE COEUR) WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 4 2015. THE PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN).

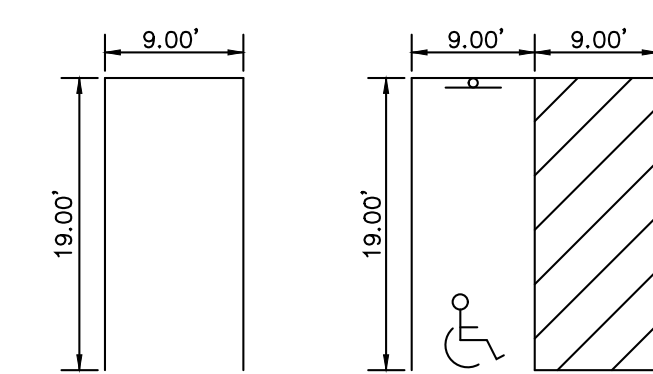
Prepared For:
John Hopkins
Chief Risk Officer
Vantage Credit Union

PREPARED BY:

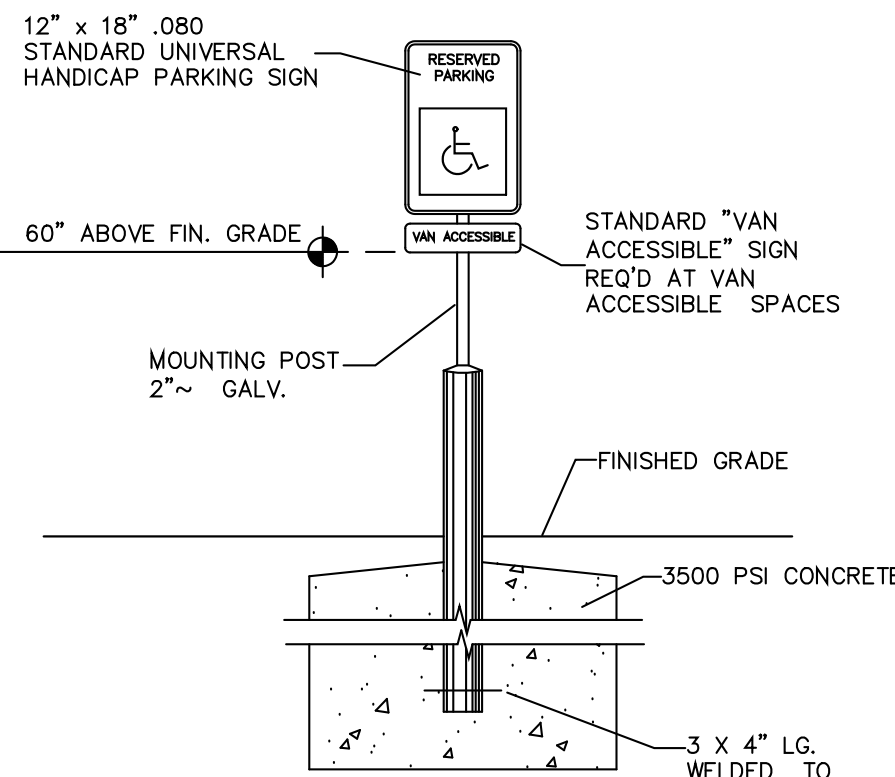
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10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

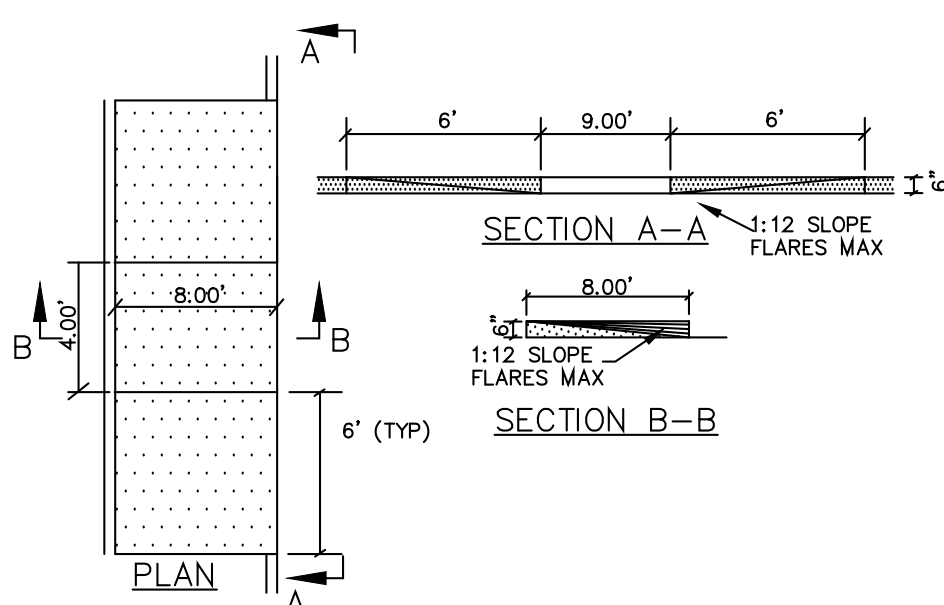
TYPICAL PARKING STALLS



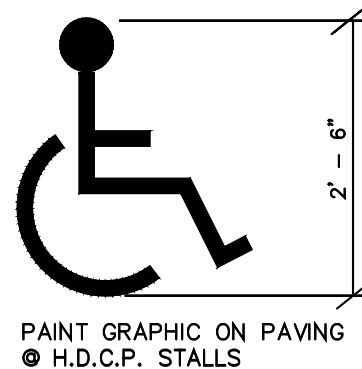
HANDICAP PARKING SIGN



HANDICAP RAMP DETAIL



HANDICAP SIGN

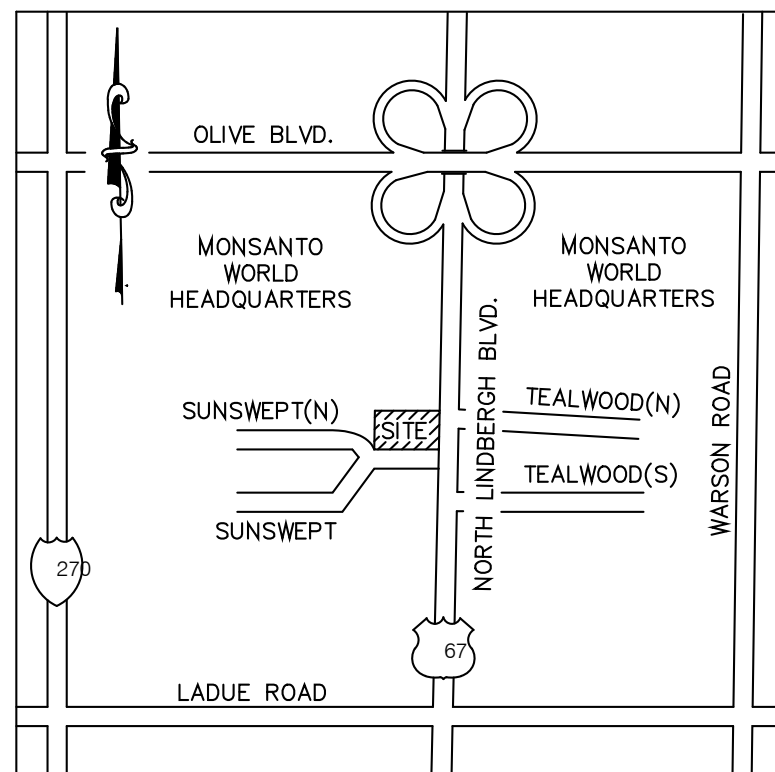
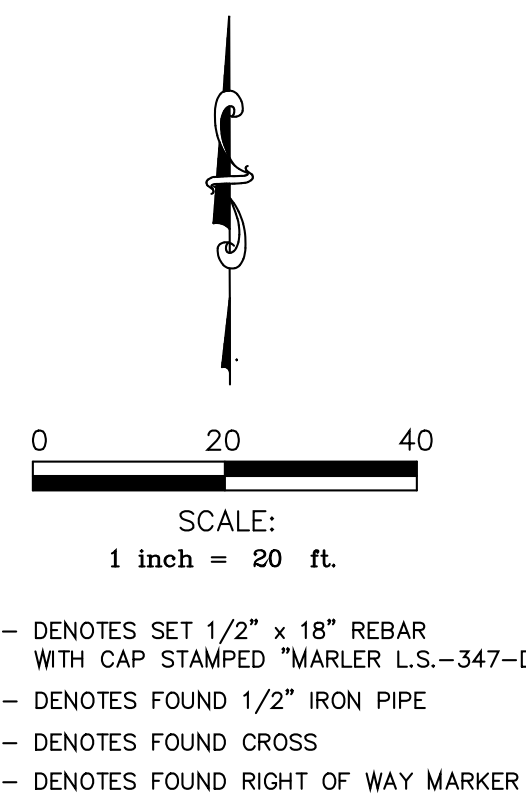


SITE DEVELOPMENT PLAN

for

VANTAGE CREDIT UNION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
ST. LOUIS COUNTY, MISSOURI



LOCATION MAP

(N.T.S.)

PROPERTY DATA

OWNER = DEWOSUM LIMITED PARTNERSHIP NO 2
ADDRESS = 611 N. LINDBERGH BLVD.
CREVE COEUR, MO 63141
LOCATOR NUMBER = 17M40010
ZONING = GC GENERAL COMMERCIAL DISTRICT
AREA (TOTAL) = 77,514 s.f. or 1.78 ACRES
WATER SHED = DEER CREEK
FIRE DISTRICT = CREVE COEUR
SCHOOL DISTRICT = LADUE SCHOOL DISTRICT
ELECTRIC SERVICE = AMERENUE

GENERAL NOTES

- 1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- 2.) ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.
- 3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- 4.) ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CREVE COEUR, MISSOURI AND M.S.D.
- 5.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CREVE COEUR AND MISSOURI.
- 6.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 7.) GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CREVE COEUR AND MISSOURI.
- 8.) ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBER, ORGANIC MATERIAL AND DEBRIS.
- 9.) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- 10.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- 11.) ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CREVE COEUR AND M.S.D.
- 12.) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V.20'H. SLOPES GREATER THAN 1"V.20'H MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- 13.) SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- 14.) NO GRADE SHALL EXCEED 3"(H):1"(V) UNLESS JUSTIFIED BY GEOTECHNICAL REPORT THAT HAS BEEN APPROVED BY THE CITY OF CREVE COEUR.
- 15.) STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- 16.) ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- 17.) ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDDED OR SODDED, AS DIRECTED BY THE CITY OF CREVE COEUR OR MISSOURI UPON COMPLETION OF WORK IN THE AREA AFFECTED.
- 18.) ADEQUATE TEMPORARY STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYER VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- 19.) ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES. (LATEST EDITION).
- 20.) PARKING CALCULATIONS (PER ZONING SECTION 405.820)
PARKING REQUIREMENTS FOR BANKS
For office developments (including general offices, banks and savings and loans and other finance-related services, and medical and dental offices), the gross leasable floor area shall be interpreted as 85% of the gross floor area of the new building.
GROSS FLOOR AREA = 3,384 s.f. x 85% = 2,876 s.f.
Four (4) parking spaces per one thousand (1,000) square feet of floor area: 2,876/1,000 * 4 = 12 spaces
TOTAL = 12 SPACES REQUIRED
PARKING PROVIDED ON SITE = 26 SPACES (INCLUDES 2 ADA STALLS)
- 21.) NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR. THE SITE LIGHTING STANDARDS AND LOCATIONS SHALL BE REVIEWED AND APPROVED PER THE REQUIREMENTS OF THE CITY OF CREVE COEUR. LIGHTING DESIGN SUBJECT TO FINAL DESIGN OF LIGHTING ENGINEER.
- 22.) LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR.
- 23.) ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF CREVE COEUR AND COUNTY STANDARDS.
- 24.) ANY SIGNAGE PROPOSED FOR THIS SITE SHALL BE IN COMPLIANCE WITH THE ORDINANCES OF THE CITY OF CREVE COEUR.
- 25.) DENSITY CALCULATIONS
SITE COVERAGE:
The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas.
BUILDING AREA = 3,384 s.f.
PARKING & DRIVE AISLES = 21,113 s.f.
24,497 s.f. ±
SITE COVERAGE = 24,497 ± s.f. / 77,514 s.f. x 100 = 31.6%
- 26.) FLOOR AREA RATIO (F.A.R.)
3,384 s.f. BUILDING = 0.04
77,514 s.f. SITE AREA
- 27.) ALL SIGNS AND BANNERS SHALL BE IN CONFORMANCE WITH ARTICLE VII, SIGN REGULATIONS OF THE ZONING CODE. THE RELOCATION AND REPLACEMENT OF ALL SIGNS SHALL REQUIRE A PERMIT PER ARTICLE VII SIGN REGULATIONS. ANY NON-CONFORMING SIGN AREAS MUST BE DOCUMENTED PRIOR TO THE REMOVAL AND REPLACEMENT OF THE SIGN.
- 28.) STRUCTURE SETBACKS (PER GENERAL COMMERCIAL ZONING)
FRONT 50 FT.
- 29.) PARKING SETBACKS
FRONT 10 FT. (SEC. 405.240)
- 30.) AN UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED AS REQUIRED PER SEC. 405.540(10).
- 31.) PARKING LOT LIGHTING SHALL BE DOWNCAST AND FULLY SHIELDED IN CONFORMANCE WITH SECTION 405.680, LIGHTING OF THE ZONING CODE.
- 32.) ALL SIGNS AND BANNERS SHALL BE IN CONFORMANCE WITH ARTICLE VII, SIGN REGULATIONS OF THE ZONING CODE. THE RELOCATION AND REPLACEMENT OF ALL SIGNS SHALL REQUIRE A PERMIT PER ARTICLE VII SIGN REGULATIONS. ANY NON-CONFORMING SIGN AREAS MUST BE DOCUMENTED PRIOR TO THE REMOVAL AND REPLACEMENT OF THE SIGN.
- 33.) THE TRASH ENCLOSURE SHALL BE BUILT OF MATERIALS THAT ARE CONSISTENT WITH THE BUILDING, SUBJECT TO THE ZONING ADMINISTRATOR'S APPROVAL.

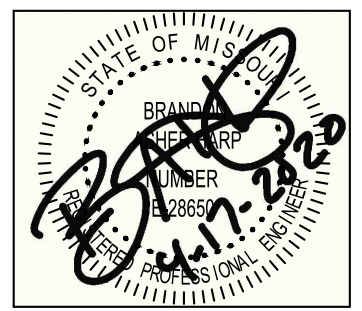
NOTE:

THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THIS DRAWING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.



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10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
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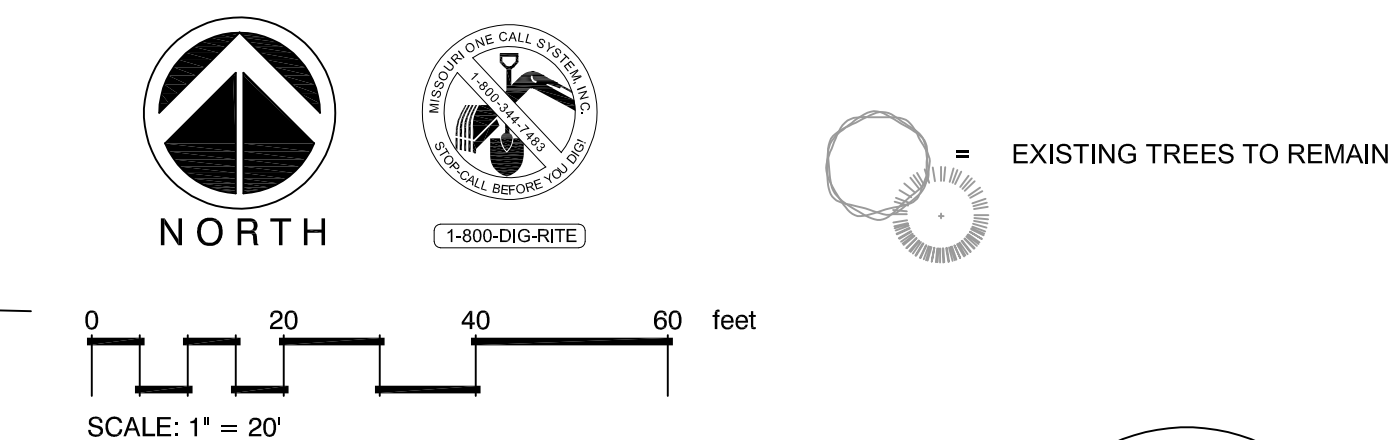
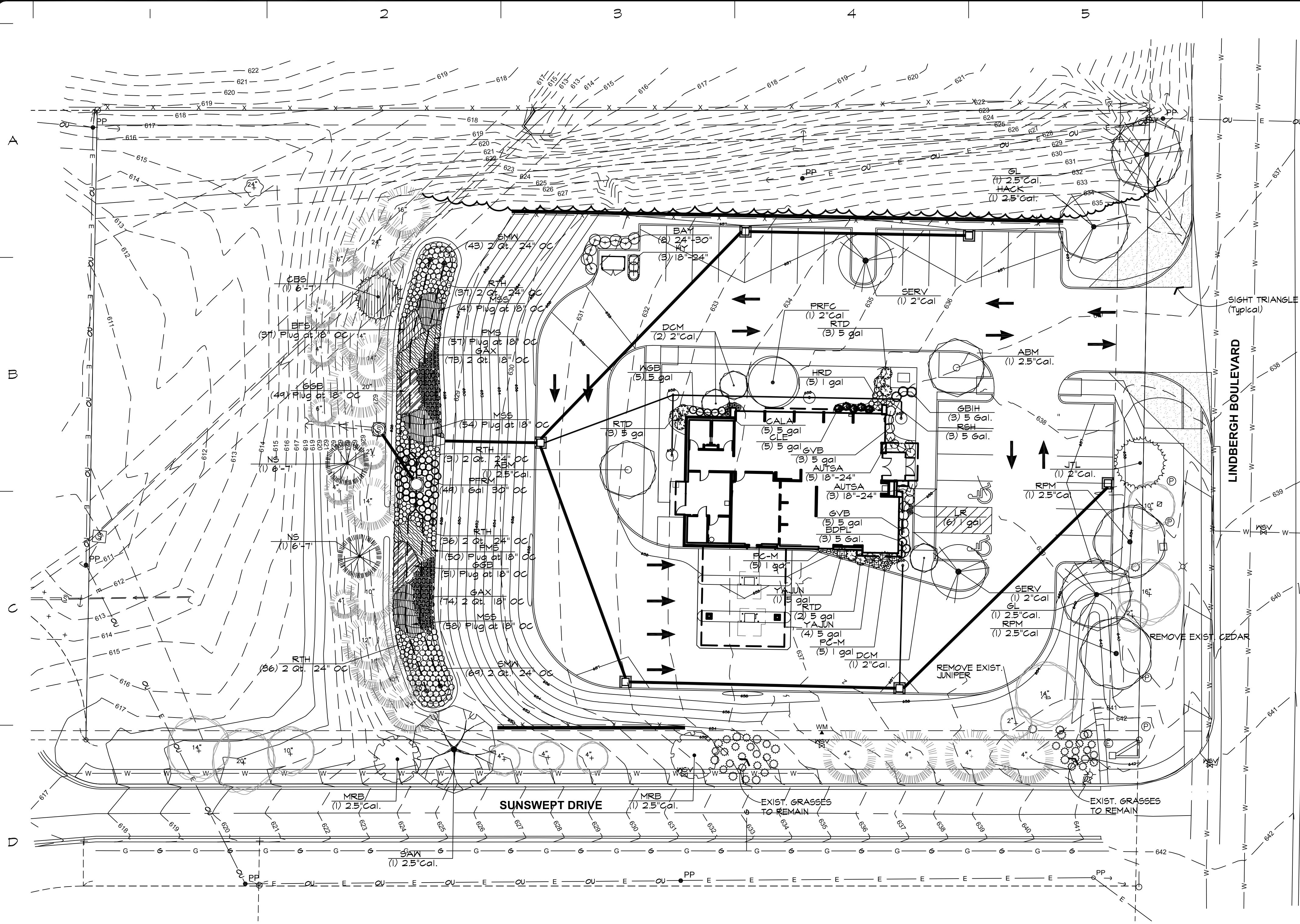
Site Development Plan for
VANTAGE CREDIT UNION
611 N. LINDBERGH BLVD.
CREVE COEUR, MO 63141

Proj. # 1984
No. Description Date
1 QC Plan 04/07/20
CUP SUBMITTAL 04/17/20

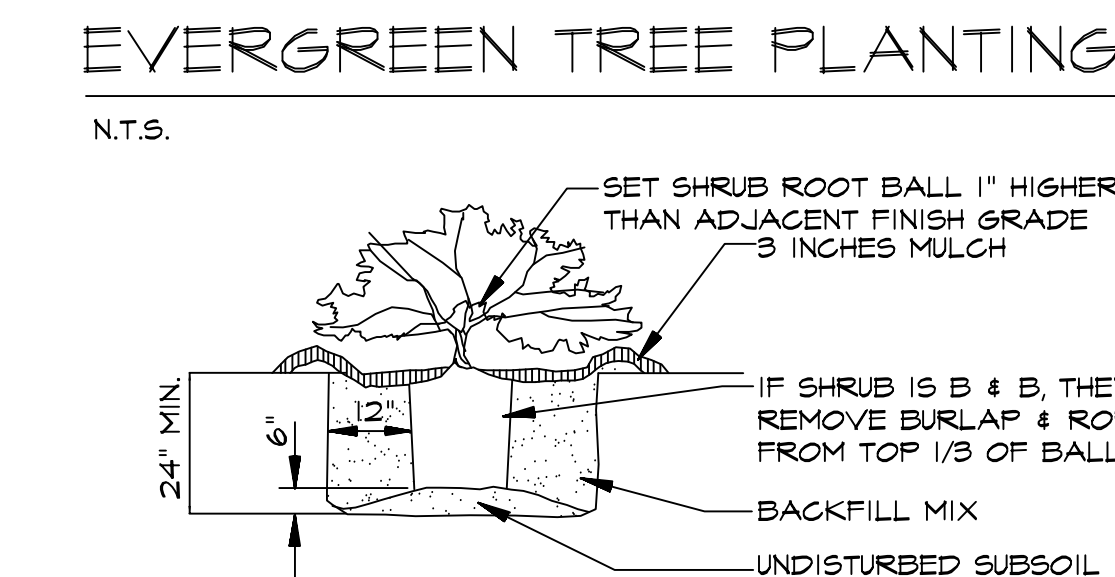
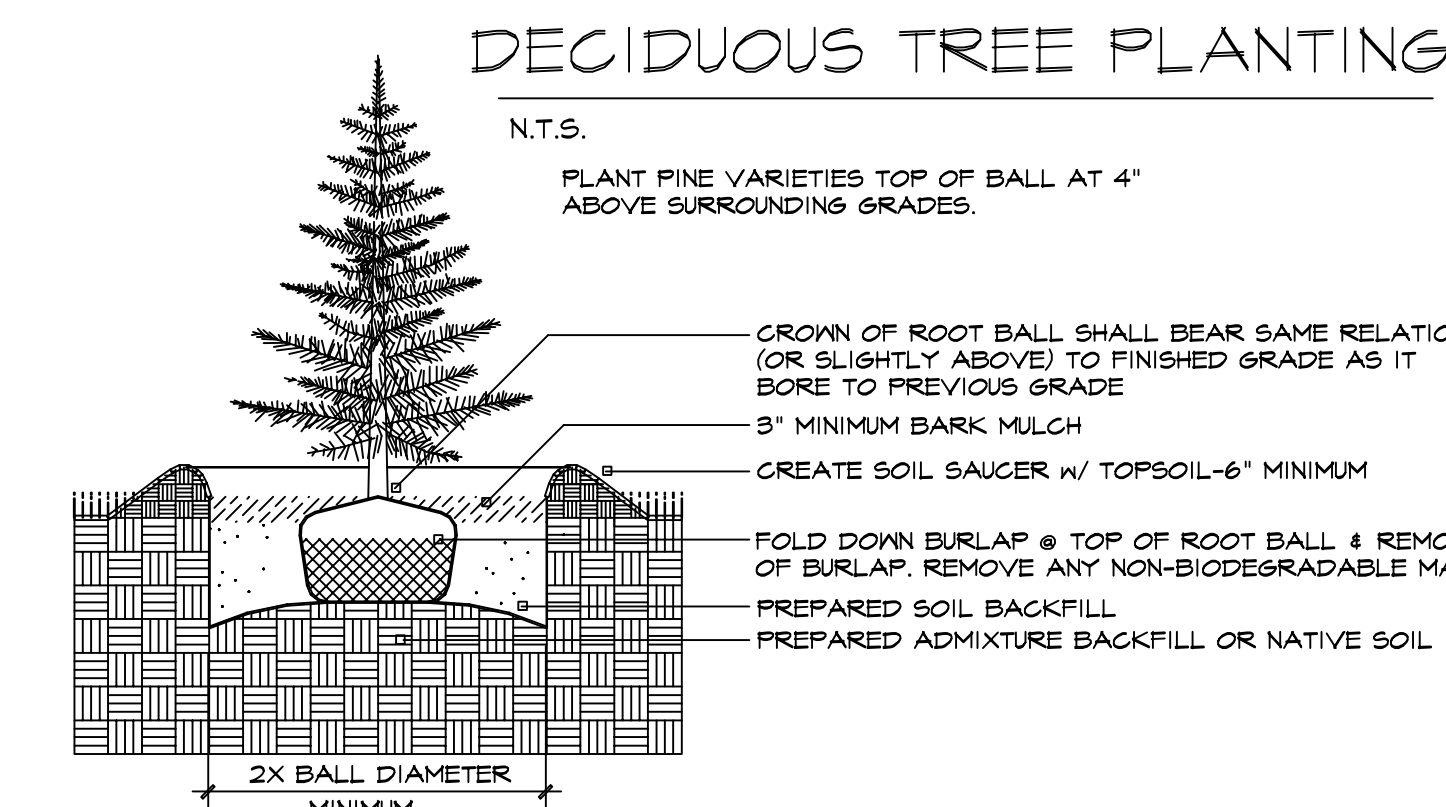
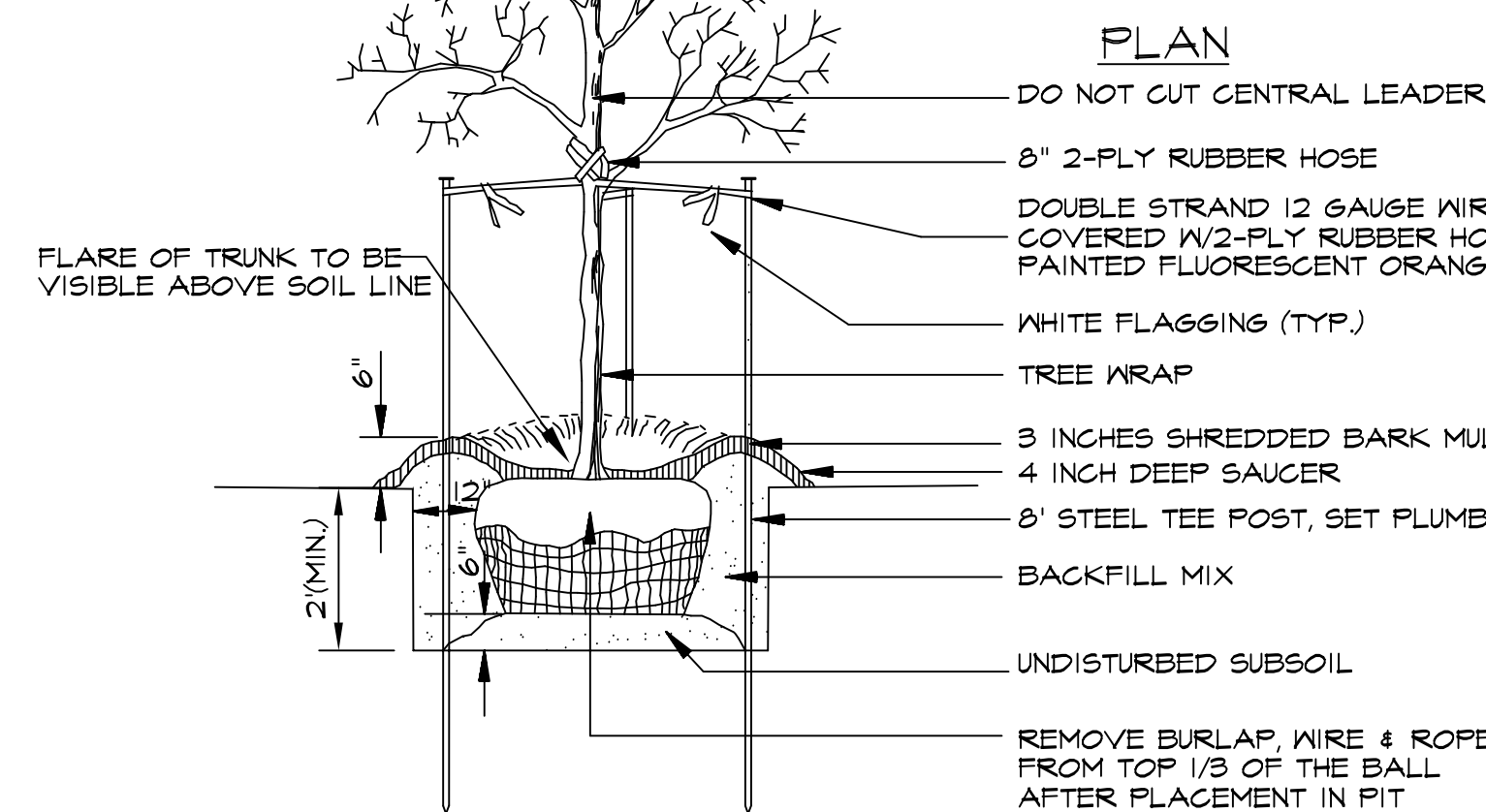
SITE
DEVELOPMENT
PLAN

DRAWING NO.

C1

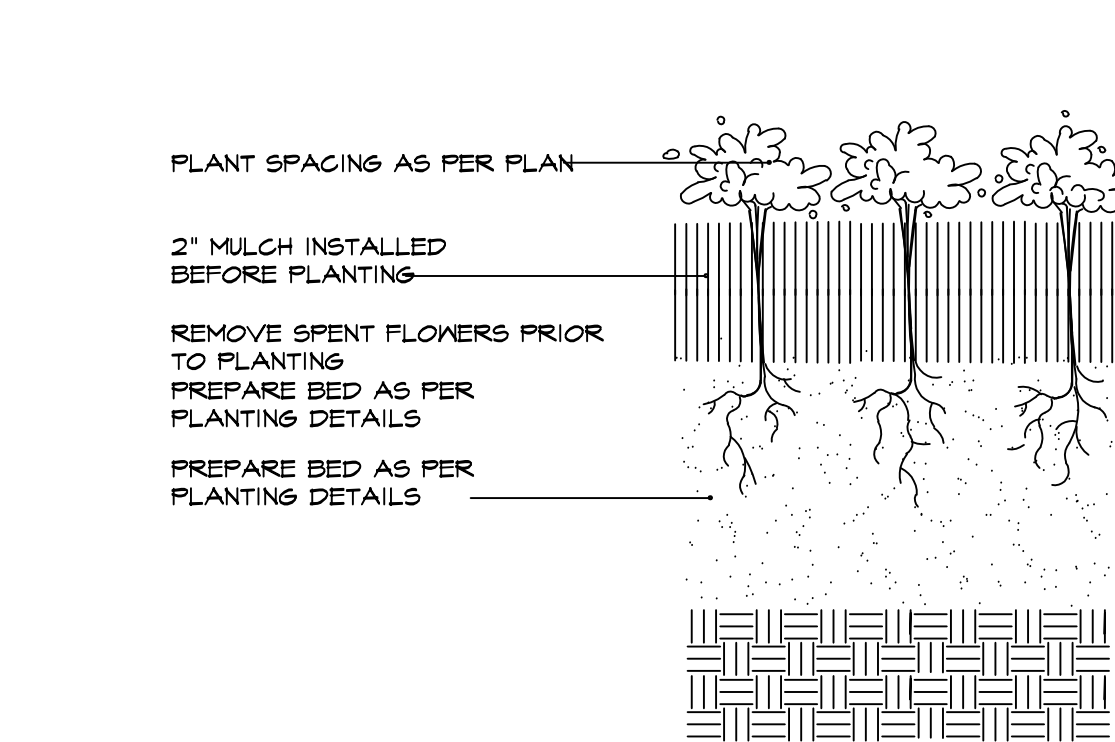


DETERMINE MARK NORTH SIDE OF TREE IN NURSERY PRIOR TO DIGGING AND PLANTING TO NORTH WHEN PLANTING ON-SITE

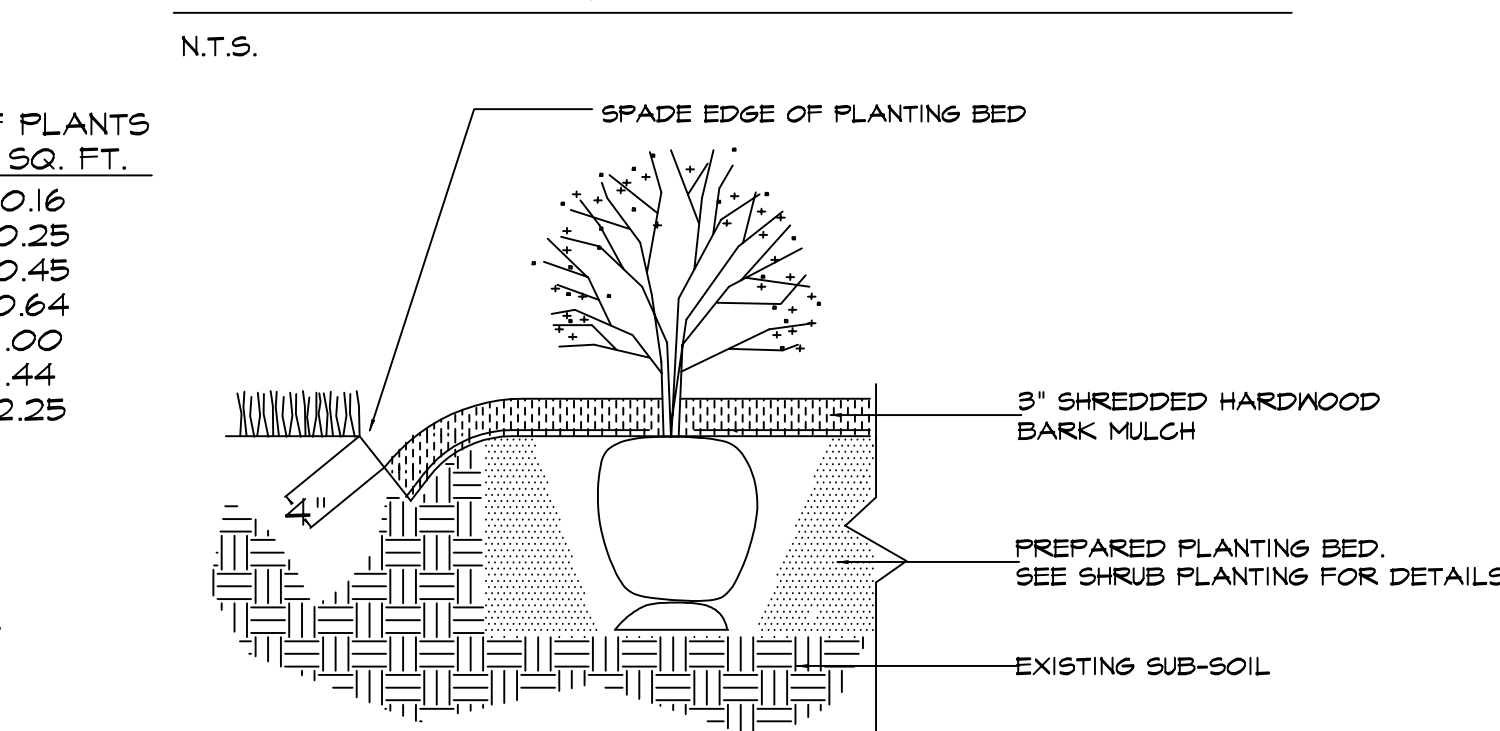


PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN / CRUMBLING ROOT BALLS WILL BE REJECTED.

SHRUB PLANTING



PERENNIAL / ANNUAL PLANTING

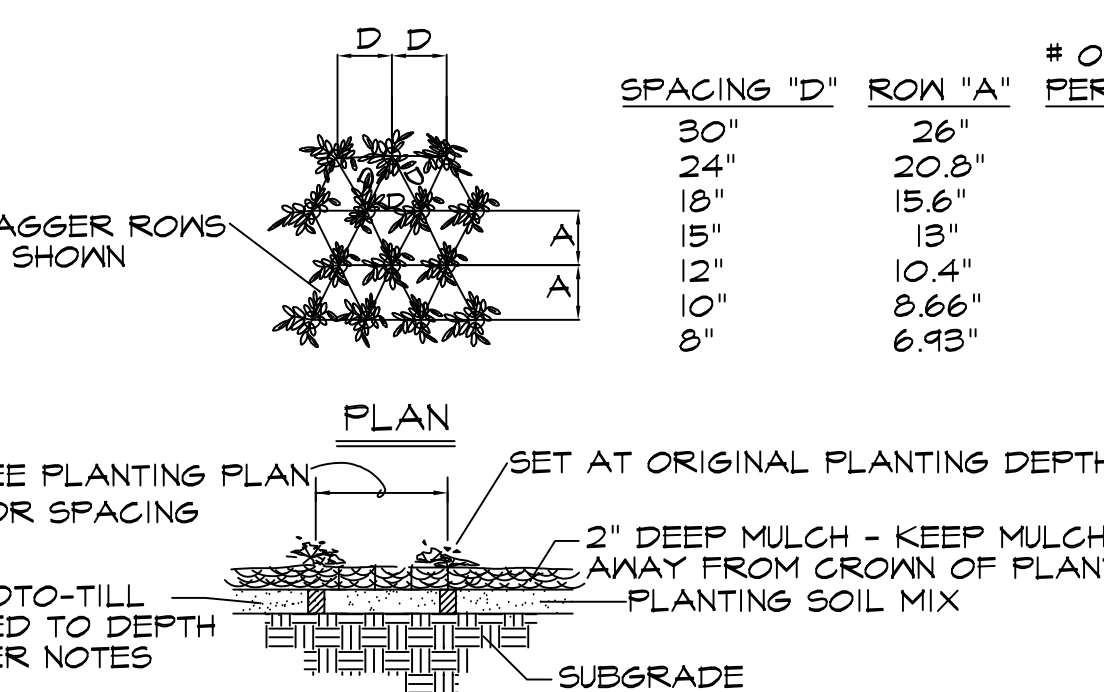


SPADE-CUT EDGE DETAIL

N.T.S.

LANDSCAPE REQUIREMENTS:

- ONE (1) STREET TREE PER 50' OF FRONTAGE
● 354.94 LF FRONTAGE ALONG SUNSWEEP DRIVE; THEREFORE, TWELVE (12) TREES REQUIRED. TEN TREES ARE EXISTING/RETAINED, THREE (3) NEW ARE PROPOSED.
● 215.56 LF FRONTAGE ALONG N. LINDBERGH BLVD.; THEREFORE, EIGHT (8) TREES ARE REQUIRED. TWO TREES ARE EXISTING/RETAINED, SIX (6) NEW ARE PROPOSED.
 - OPAQUE SCREEN REQUIRED WHERE RESIDENTIAL ADJUTS COMMERCIAL PROPERTIES, MINIMUM 4' HEIGHT
- LOT AREA = 17,514 Sq. Ft. / 178 AC.
BUILDING FOOTPRINTS = 3,580 Sq. Ft. Total
IMPERVIOUS SURFACE = 26,420 Sq. Ft. or 34% of site.
PERVIOUS PAVING SURFACE: 51,100 Sq. Ft.
GREENSPACE: As required
SQ. FT. OF PARKING = 22,840 Sq. Ft.
SQ. FT. INTERIOR LANDSCAPING = 3,190 Sq. Ft.
- IN-GROUND, AUTOMATIC IRRIGATION SYSTEM IS REQUIRED AND WILL BE PROVIDED AS A CONDITION OF DEVELOPMENT (By Others)



FORB/GRASS PLANTING DETAIL

N.T.S.

PLANT SCHEDULE			
TREES	QTY	COMMON / BOTANICAL NAME	SIZE
ABM	2	Autumn Blaze Maple / <i>Acer x freemanii</i> 'Jeffersred'	2.5' Cal.
HACK	1	Common Hackberry / <i>Celtis occidentalis</i>	2.5' Cal.
SL	2	Greenspire Littleleaf Linden / <i>Tilia cordata</i> 'Greenspire'	2.5' Cal.
RPM	2	Redpointe Maple / <i>Acer rubrum</i> 'Frank Jr.'	2.5' Cal.
SAN	1	Santooth Oak / <i>Quercus auttissima</i>	2.5' Cal.
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE
GBS	1	Colorado Blue Spruce / <i>Picea pungens</i> 'Glausa'	6'-7'
NS	2	Norway Spruce / <i>Picea abies</i>	6'-7'
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE
DCM	3	Dynamite Grape Myrtle / <i>Lagerstroemia indica</i> 'Whit II'	2' Cal.
JTL	1	Ivory Silk Japanese Tree Lilac / <i>Syringa reticulata</i> 'Ivory Silk'	2' Cal.
MRB	2	Merlot Redbud / <i>Cercis x Merlot</i>	2.5' Cal.
PRFC	1	Prairie Rose Crabapple / <i>Malus</i> 'Prairie Rose'	2' Cal.
SERV	2	'Autumn Brilliance' Serviceberry / <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	2' Cal.
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
RTD	8	Bailey's Red-wing Dogwood / <i>Cornus sericea</i> 'Cardinal'	5 gal
BDPL	5	Blooming Dwarf Purple Lilac / <i>Syringa x 'SMNRPU'</i> TM	5 Gal.
YAJUN	3	Compact Youngstown Andorra Juniper / <i>Juniperus horizontalis</i> 'Youngstown'	5 gal
AUTSA	8	Encore Autumn Sunset Azalea / <i>Azalea x 'Roblen'</i>	18"-24"
GBIH	5	Gem Box Inkberry Holly / <i>Ilex glabra</i> 'Gem Box'	5 Gal.
GVB	8	Green Velvet Boxwood / <i>Buxus</i> 'Green Velvet'	5 gal
HY	3	Hicks Yew / <i>Taxus media</i> 'HicksII'	18"-24"
BAY	8	Northern Bayberry / <i>Myrica pensylvanica</i>	24"-30"
RSH	3	Ruby Slippers Hydrangea / <i>Hydrangea quercifolia</i> 'Ruby Slippers'	5 Gal.
WSB	5	Winter Gem Boxwood / <i>Buxus microphylla</i> 'Winter Gem'	5 gal
CLE	5	'Hummingbird' Summersweet / <i>Clethra alnifolia</i> 'Hummingbird'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
HRD	5	Happy Returns Daylily / <i>Hemerocallis hybrid</i> 'Happy Returns'	1 gal
LR	6	Lenten Rose / <i>Helleborus orientalis</i>	1 gal
PC-M	10	Purple Coneflower / <i>Echinacea purpurea</i> 'Magnus'	1 gal
FORBS	QTY	COMMON / BOTANICAL NAME	SIZE
SAX	47	Golden Alexander / <i>Zizia aurea</i>	2 Qt. @ 18" OC
FFRM	44	Forsythia Rose Mallow / <i>Hibiscus lasiocarpus</i>	1 Gal @ 30" OC
RTH	140	Rose Turtle-Head / <i>Chelone obliqua</i>	2 Qt. @ 24" OC
SMN	112	Swamp Milkweed / <i>Asclepias incarnata</i>	2 Qt. @ 24" OC
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
CALA	5	Forster's Reed Grass / <i>Calamagrostis acutifolia</i> 'Karl Foerster'	5 gal
NATIVE GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
BT	37	Brown Fox Sedge / <i>Carex vulpinoidea</i>	Plug at 18" OC
GO		Great Green Blurple / <i>Scirpus atrovirens</i>	Plug at 18" OC
SB		Morning Star Sedge / <i>Carex grayi</i>	Plug at 18" OC
OT		Palm Sedge / <i>Carex muskingumensis</i>	Plug at 18" OC

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
 - The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
 - Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (call utility location services in municipality).
 - Plant material are to be planted in the same relationship to grade as noted in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - State the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
 - Provide single-stem trees unless otherwise noted in plant schedule.
 - All plant material shall comply with the recommendations and requirements of the American Standards for Nursery Stock (ANSI Z60.1).
 - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
 - All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
 - Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
 - All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
 - Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
 - Landscape contractor shall kill & remove all existing weeds within the project site.
 - All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
 - Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
 - All substitutions of plant material shall be submitted to landscape architect for approval.
- PRUNING:
- Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned however, do not remove the terminal buds of branches that extend to the edge of the crown.
 - All pruning shall comply with ANSI A300 standards.
- INSURANCE:
- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.
- MULCH:
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
 - No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch. If filter fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
 - Edge all beds with spade-cut edge unless otherwise noted.
- MAINTENANCE:
- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
 - Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
 - Watering of seeded or sodded lawns shall begin immediately and shall continue to be provided continuously for the following 12 hours. Regardless, the landscape contractor shall be responsible for all landscape maintenance until project turnover.
- SIGHT TRIANGLES:
- No landscape material or other obstructions shall be placed or be maintained within the sight triangle area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
 - Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curve and the entrance curb line a distance of 35' and connecting the points so established to form the sight triangle area.
- TOPSOIL:
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
 - Provide a soil analysis, as requested made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
 - Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
 - Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of all planting operations and before application of shredded bark mulch.
 - Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.
- MISC. MATERIAL:
- Provide stakes and deadman of sound, new hardwood, free of knots and defects.
 - Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.
- TURF:
- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (50% per acre) and ryegrass (5% per acre). Lawn areas shall be unconditionally warranted for a period of 40 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
 - Seed and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating.
 - Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorus and potassium in a 12-12-12 composition.
 - The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
 - Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
 - Any points carrying concentrated water loads and all slopes of 8% or greater shall be sodded.
 - All sod shall be placed a maximum of 24 hours after harvesting.
 - Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
 - Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.
- WARRANTY:
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
 - Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
 - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
 - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
 - A written guarantee shall be provided to the owner per conditions outlined in #1 above.

REVISIONS	BY

Landscaping TECHNOLOGIES

611 N. LINDBERGH BLVD. CREVE COEUR, MISSOURI 63141
DATE: 1/14/2020

REGISTERED LANDSCAPE ARCHITECT #0000019

PLANTING PLAN FOR THE PROPOSED

Vantage Credit Union

611 N. LINDBERGH BLVD. CREVE COEUR, MISSOURI 63141

DRAWN R. MARKS
CHECKED RMM/VS
DATE 4/14/2020
SCALE 1"=20'-0"
JOB NO. 2020-122
SHEET

L-1

OF ONE SHEET



City of Creve Coeur Conditional Use Permit Submission for:

Vantage Credit Union [N. Sunswapt Dr. and N. Lindbergh Blvd.]

17 April 2020

6400 W. Main St., Ste 1Q
Belleville, IL 62223
(618) 623-9252

14205 W. 95th Street
Lenexa, KS 66215
(913) 378-9533

143 W. Clinton Place
St. Louis, MO 63122
(314) 965-7445

Proj. No. 19136



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Keynote Legend:

- 1

Brick Veneer: BRK-01 - Cloud Ceramics "Ebony IS" Velour (Modular), running bond with SGS 22X Tan mortar.
- 2

Aluminum Composite Material Rainscreen: ACM-01 - Alpolic "MTLC BSX SILVER" 4-BSX3.5.
- 3

MEG Wall Panel, Rainscreen. Color: # 758. Finish: SEI
- 4

Prefabricated Metal Canopy: Finish to match ACM-01.
- 5

Omitted.
- 6

Prefabricated Metal Coping: Finish to match BRK-01, Una-clad Mansard Brown or approved Equal.
- 7

Prefabricated Metal Coping: Finish to match BRK-01.
- 8

Prefabricated Metal Ladder: Prime & paint metal to match BRK-01.
- 9

Aluminum Storefront & Glazing System: 2" x 4 1/2" clear anodized aluminum storefront with 1" insulated glazing. Provide PPG Solarban 60 Clear on Clear glazing base bid. Option 02 glazing: provide PPG Solar Ban 60 w/ Starphire low iron glass.
- 10

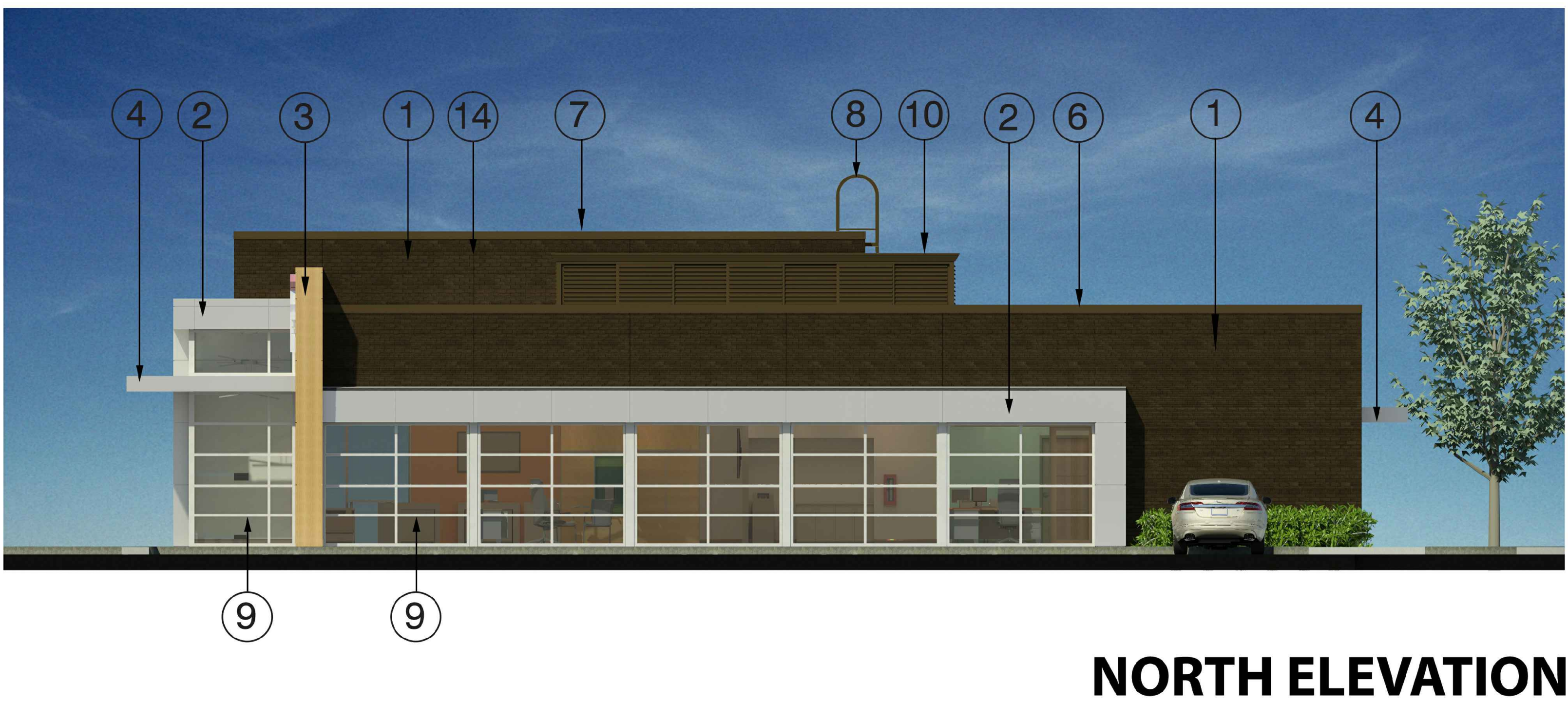
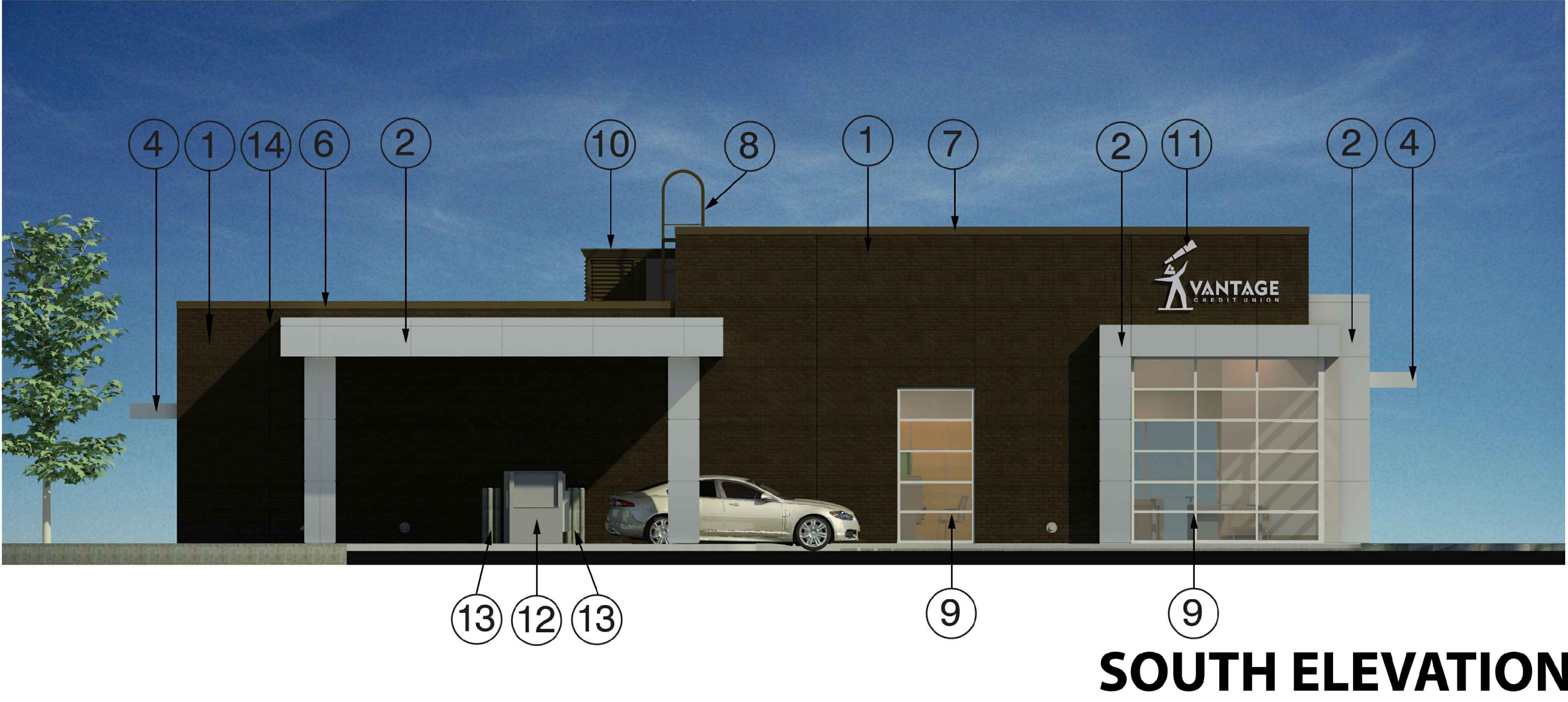
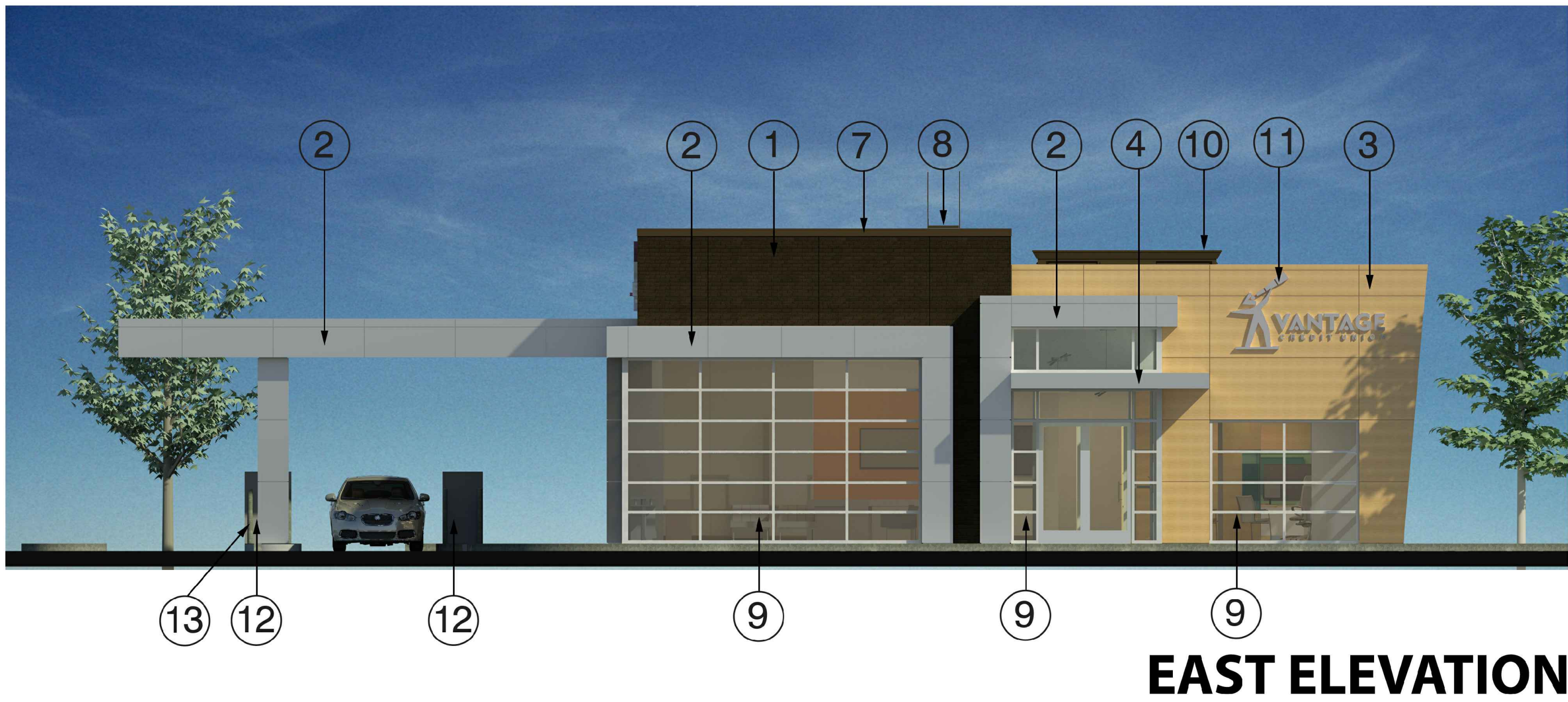
Roof Top Unit Mechanical Screen: Cityscapes Envisor RTU screen: Design Option: Vertical; Panel Style: Louver; Trim Option: Alamo; Color Option: Mansard Brown.
- 11

Signage by Others: Signage to be meet all city signage requirements and approved under separate process in accordance with the City of St. Peters.
- 12

Drive-up ATM and/or PTM.
- 13

4" diameter concrete filled steel bollards painted to match PTM machines.
- 14

Masonry Control Joint: 3/8" masonry control joint filled w' continuous sealant (color to match mortar) & closed cell foam backer rod.



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